

## Board of County Commissioners Agenda Request 9

**Date of Meeting:** March 12, 2002

**Date Submitted:** March 7, 2002

**To:** Honorable Chairman and Members of the Board  
**From:** Parwez Alam, County Administrator  
Gary W. Johnson, Director, Community Development Department  
**Subject:** Ratify the Board Actions Taken at the February 12, 2002 Workshop on the North Florida Fair (Leon County Fairgrounds) Location Potential as a Business Park

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**Statement of Issue:**

Ratify the directives of the Board concerning the potential development of the North Florida Fair (Leon County Fairgrounds) location as a business park.

**Background:**

At the direction of the Commission at the April 10, 2001 Board meeting, a Workshop on the North Florida Fair (Leon County Fairgrounds) Location Potential as a Business Park was held on February 12, 2002. The following is a synopsis of the concerns and issues discussed by the Board, North Florida Fair Association Board Members and the Tallahassee-Leon County Chamber of Commerce's Economic Development Council at the workshop.

1. Concern about opening a new fairground location and disrupting current operations.
2. Questions about private developers interest, the current value of the fairground buildings and infrastructure and can the County afford such a venture.
3. An interest in a mixed use development instead of a business park.
4. Survey the surrounding neighbors about relocating the fairgrounds.
5. A new fairground site must be compatible with the surrounding area.
6. Development of the present fairgrounds will not be a Leon County government project.
7. The property or portions of the property could be sold to private interests for development.
8. Development of the fairgrounds could add a tax base for the City and the County.

**Analysis:**

The Board directed staff to arrange to have an appraisal done at the Fairground site. The appraisal should provide the market value of the existing land and infrastructure, and the replacement costs for comparable facilities.

**Options:**

1. Ratify Board actions and authorize staff to perform a market appraisal of the existing land and infrastructure, and the replacement costs for comparable facilities of the fairgrounds property.

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2. Board Direction

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**Recommendation:**

Option #1.

